

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA

Monday, August 21, 2006 – 1:15 P.M.

Public Works Conference Room, Annex I ~ Bridgeport, California
(Sorry, no video conferencing available.)

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. RESCHEDULE MEETING: Reschedule first September meeting due to Labor Day.

3. PREAPPLICATIONS:

***1:15 P.M.**

USE PERMIT 34-06-05/Hebert. The proposal is to convert an existing 690-square foot building on a 1.8-acre lot into a drive-through restaurant, adding 36 outdoor seats on a new 1,008-square foot deck, live amplified/acoustical music, retail sales, on- and off-site beer/wine sales, and 360 sq. ft. of exterior display. The parcel is located on the west side of U.S. Hwy. 395, APN 21-080-22, at the south entrance to Lee Vining. *Staff: Greg Newbry*

***1:45 P.M.**

TENTATIVE PARCEL MAP: Walker Flats/Boyd. The proposal is for the division of APN 02-470-45, totaling 1.7 acres, into three parcels of 43,962, 14,905 and 14,852 square feet each. The property is located along the north side of U.S. 395 in Antelope Valley about one mile north of the community of Walker. The General Plan designation is Manufactured Housing Subdivision (MHS). *Staff: Keith Hartstrom*

***2:15 P.M.**

USE PERMIT MODIFICATION/Church of Jesus Christ of Latter Day Saints. The proposal is for removal of the existing modular building and replacement with a new 3,264-square foot modular building. The project will also include new parking, landscaping, lighting, and related site work. The 2-acre site (APN 02-341-17) is located at the northeast corner of West Mill Creek Drive and U.S. 395 in the community of Walker. The General Plan designation is Mixed Use (MU). *Staff: Keith Hartstrom*

4. ACTION ITEMS:

***2:45 P.M.**

LOT LINE ADJUSTMENT 06-01, CERTIFICATE OF COMPLIANCE 06-01/Roeser. The proposed project would adjust APN 02-450-08 into two lots of 32.1 and 68.1 acres each. The property is located north of North River Lane in the community of Walker. The General Plan designation is Agriculture with a minimum lot size of 10 acres (AG 10). *Staff: Keith Hartstrom*

***3:15 P.M.**

LOT LINE ADJUSTMENT 06-05/Pemberton. The proposed project would adjust the lot lines between APNs 08-091-03, -12, -21 and -23 to create three lots. The property is located between Emigrant Street and Stock Drive in the community of Bridgeport. The General Plan designation is Multiple-Family Residential Low (MFR-L). *Staff: Keith Hartstrom*

More on back...

5. APPLICATION ACCEPTANCE:

***3:45 P.M.**

TENTATIVE TRACT MAP 35-04: Silver Peak Ranch/Montefusco. The proposed project on 34.5+ acres (APN 25-030-50 and -14) consists of 30 one-acre minimum lots for single-family homes (not to be built along with project), a utility lot, and improvements to bring South Road to County standards. The properties are located west and east of U.S. 6, approximately ½-mile south of Benton. The General Plan designation is Rural Residential (RR). *Staff: Keith Hartstrom & Gwen Plummer*

6. WORKSHOP:

LAND EXCHANGE CRITERIA. *Staff: Gerry Le Francois*

7. ADJOURN.

For questions on the above projects, call Community Development at (760) 932-5425 or 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.